

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

DECEMBER 19, 2016

CITY HALL COUNCIL CHAMBERS

(not including Centene presentation-see transcription for this portion of meeting)

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met on the above date at 5:30 p.m. Upon roll call, the following responded:

Present:

Chairman Steve Lichtenfeld
Joanne M. Boulton, Aldermanic Representative
Craig Owens, City Manager
Ron Reim
Scott Wilson

Absent:

William Liebermann
Josh Corson

Also in Attendance:

Kevin O'Keefe, City Attorney
Susan M. Istenes, AICP, Planning Director

Chairman Steve Lichtenfeld welcomed everyone to the meeting. He then asked that all cell phones be turned off and that conversations take place outside the meeting room.

MINUTES

The transcription/minutes of the December 5, 2016 meeting were presented for approval. The documents were approved after having been previously forwarded to each member.

ARCHITECTURAL REVIEW – CANOPY – 8100 MARYLAND AVENUE (HERBIE'S)

Aaron Teitelbaum, restaurant owner, was in attendance at the meeting.

Director Istenes explained that this application was first considered at the December 5, 2016 meeting and was continued to await a decision regarding whether or not the existing tree wells in front of the restaurant along Maryland Avenue would remain. Planning staff has since been

informed by the Public Works Department that, by the end of April, 2017, the tree wells will be relocated to the front of the sidewalk (against the curb) in accordance with City streetscape standards. The applicant proposes to construct a +/- 304 square foot vinyl canopy (19 feet 2 inches wide x 16 feet long) attached to and extending 16 feet from the east facing front of the building, towards the sidewalk. The purpose of the canopy appears to be to provide shade to a proposed outdoor dining area in front of the existing restaurant, along Brentwood Boulevard. The canopy will cover an aluminum frame which will be supported by five steel legs bolted to the concrete patio. The canopy structure will be 10 feet 7 inches tall at its highest point and will taper down towards the sidewalk where it will be 7 feet tall. For comparison, umbrellas used in outdoor dining areas typically range between 8 and 10 feet tall. Director Istenes noted that the site is unique because the outdoor dining area is located on private property. The color of the canopy is not specified in the application; but the proposed design and materials of the canopy are of high quality and it is constructed of material which is consistent with the existing canopies and staff recommends approval with the condition that the canopy color match that of the existing canopies.

Chairman Lichtenfeld asked if this canopy is only on the east side.

Mr. Teitelbaum replied “yes”.

Hearing no further questions or comments, Scott Wilson made a motion to approve per staff recommendations. The motion was seconded by Ron Reim and unanimously approved by the Board.

ARCHITECTURAL REVIEW – STATUE – 8100 MARYLAND AVENUE (HERBIE’S)

Susan Istenes explained that the applicant proposes to place a chef statue directly outside the restaurant’s entrance. The statue, made of porcelain, is 6-foot, 2-inches tall, including the 2-foot wheeled base. The applicant states that the statue (known as Bonzo) has been a staple of the restaurant since 1972 and is part of their branding and that it is taken inside each night after closing and brought back outside upon opening. Also according to the applicant, the statue receives maintenance on an annual basis. Director Istenes stated that staff’s recommendation is to approve with the condition that it be aesthetically maintained.

Mr. Teitelbaum informed the members that until he receives approval, the statue is inside.

Chairman Lichtenfeld asked how far outside the statue is placed.

Mr. Teitelbaum indicated that it is placed directly outside the door up against the building.

Scott Wilson asked about the pedestal.

Mr. Teitelbaum indicated that it is 2-foot X 2-foot made of wood with wheels on the bottom so the statue can be easily moved around.

Chairman Lichtenfeld asked if it is brought inside each night.

Mr. Teitelbaum replied “yes”.

Hearing no further questions or comments, Chairman Lichtenfeld called for a motion.

Ron Reim made a motion to approve per staff recommendation. The motion was seconded by Scott Wilson and unanimously approved by the Board.

ARCHITECTURAL REVIEW – EXTERIOR RENOVATION – CONCORDIA SEMINARY
LIBRARY BUILDING – 801 SEMINARY PLACE

Scott Feil, project architect, and Dr. Al Meyer, Seminary President, were in attendance at the meeting.

Susan Istenes explained that the 68.8 acre property is located east of Big Bend Boulevard and west of DeMun Avenue and has a zoning designation of R-2 Single Family Dwelling District. The subject 44,346 square-foot library building is located north of Founders Way, just east of Seminary Place. In conjunction with interior renovations, the applicant proposes the following exterior alterations:

- A 150 square-foot entryway addition on the south elevation;
- A screen wall to hide the existing mechanical units;
- A retaining wall;
- Accent lighting;
- New windows;
- Building signage

The applicant proposes to remodel the entire interior of the building to include a new study and seating area. Renovations include ADA upgrades, a new fire sprinkler system, upgrading the climate control system, new lighting and improved acoustics. In addition to the interior renovations, to provide improved access to the building from the parking lot, the applicant is proposing to construct a new 14-foot in height 150 square-foot entryway on the south elevation. Because the current library entrance is on the north elevation, visitors must now walk around the

building from the parking lot for access. Two (2) 7-foot, 8-inch in height aluminum panel screen walls are proposed along both sides of the new entrance to hide the view of the existing mechanical equipment located at grade. Each panel wall will turn the east and west corners of the building. Taking into consideration that the aluminum panels will be positioned one foot above grade and contain a one foot top panel, the wall will be 9-foot, 8-inches tall measured from grade. The screen panels match the pattern of the window screens on the other three building elevations. The applicant is also proposing a 30-inch in height decorative block retaining wall on the along the northern edge of the walkway south of the existing parking lot. Specific materials were not provided. New accent LED lighting is proposed to highlight the new entrance as well as replacing all existing windows with new aluminum storefront windows. Finally, five new wall signs are proposed on the building's south elevation; four 60-inch X 144-inch vinyl banner type signs totaling 240 square-feet and one 17-foot X 2-foot, 9-inch cut letter brushed aluminum sign (49 square-feet) which reads Concordia Seminary Kristine Kay Hasse Memorial Library. Director Istenes noted that per the City's sign regulations, schools and other institutions may erect a ground sign up to twenty-five (25) square feet in area. In lieu of a ground sign, a wall sign at the entrance to the school or institutional building may be erected but such sign shall not exceed twelve (12) square feet in area. Multi-building school campuses or institutional complexes may be permitted more than one (1) ground sign and may include additional building accessory signs if the design, size and location of all signs are approved by the Architectural Review Board. Section 425.040 (c) of the Sign Ordinance allows the Architectural Review Board to approve additional building accessory signs if the design, size and location if the signs are deemed appropriate. The proposed signage exceeds the allowable square footage by approximately 277 square feet. The brushed aluminum sign appears to be of high quality materials and is compatible with the appearance of the library building. There was not enough information provided about the vinyl banner type signs; they appear to be located in four separate frames spanning above the new covered entrance. The design and materials of the screening are high quality and compatible with the design of the library building. The signage appears to be of a scale that is compatible to the size of the building and mainly visible to only those who are on the campus. Director Istenes stated that staff recommends approval with the following conditions:

1. The applicant shall provide detailed information regarding the sign frames for the four banner type signs proposed, to be approved by staff prior to the issuance of a sign permit.
2. The applicant shall provide specifications on the retaining wall to be approved by staff prior to issuance of a building permit.

Mr. Feil indicated that the Library building will undergo a major renovation including a new HVAC system, new lighting and a new fire suppression system. He added that the renovation includes a new vestibule and the creation of better accessibility to those who drive there. He stated that the proposed extension of Seminary Place and the creation of a new drive lane should reduce vehicular traffic on the alley. Mr. Feil then referred to the proposed new south entryway and the new mechanical equipment screening.

Material samples and site/building photographs were presented.

Chairman Lichtenfeld asked about the windows.

Mr. Feil referred to Sheet A15, adding that the north and east elevation windows will be removed/replaced and the west elevation windows will remain with screening and alternate with solid panels.

Joanne Boulton commented that the west elevation doesn't appear to have screens.

Mr. Feil stated that screens will remain on the west elevation.

A brief discussion regarding the mechanical equipment screening ensued.

Scott Wilson asked if the existing banners will be changed out.

Mr. Feil indicated that they would be changed out 3 to 4 times a year.

Chairman Lichtenfeld asked if those banners would be changed out from the roof or from the ground.

Mr. Feil stated that they would be changed out from the ground.

Joanne Boulton asked if the screen turns back into the building.

Mr. Feil replied "no", adding that the HVAC units need to be accessible. He stated that they could incorporate some plantings if the Board so desired.

Joanne Boulton asked if the Seminary reached out to any of their neighbors about this project.

Mr. Feil replied "yes", adding that input was received from approximately 12 individuals and none of them objected.

Melissa Pela, 6300 block of San Bonita Avenue, addressed the Board by stating that all of them {San Bonita neighbors} support the project; they are happy about it; it is beautiful and an improvement.

Hearing no further questions or comments, Scott Wilson made a motion to approve per staff recommendations. The motion was seconded by Ron Reim and unanimously approved by the Board.

At 5:58 p.m., the Court Reporter, Sara Tom, began the transcription. Centene's presentation continued until 8:08 p.m.

Having no further business before this Commission this evening, the meeting adjourned at 8:10 p.m.

Recording Secretary